

Statement of Information

Single residential property located in the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Property offered for sale

Address Including suburb and postcode 3 Dove Court, Templestowe Lower Vic 3107

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting

Range between \$2,700,000 & \$2,900,000

Median sale price

Median price \$1,310,000 Property Type House Suburb Templestowe Lower

Period - From 01/10/2024 to 31/12/2024 Source REIV

Comparable property sales (*Delete A or B below as applicable)

A* These are the three properties sold within two kilometres of the property for sale in the last six months that the estate agent or agent's representative considers to be most comparable to the property for sale.

	Address of comparable property	Price	Date of sale
1	75 Yarra Valley Blvd BULLEEN 3105	\$2,835,000	15/02/2025
2	23 Bryson Gr TEMPLESTOWE LOWER 3107	\$2,380,000	27/11/2024
3	21 Glenair St TEMPLESTOWE LOWER 3107	\$2,950,000	19/10/2024

OR

~~B* The estate agent or agent's representative reasonably believes that fewer than three comparable properties were sold within two kilometres of the property for sale in the last six months.~~

This Statement of Information was prepared on: 28/02/2025 18:30

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Indicative Selling Price

\$2,700,000 - \$2,900,000

Median House Price

December quarter 2024: \$1,310,000



Property Type: House

Land Size: 886 sqm approx

Agent Comments

Comparable Properties



75 Yarra Valley Blvd BULLEEN 3105 (REI)

Agent Comments



Price: \$2,835,000

Method: Auction Sale

Date: 15/02/2025

Property Type: House (Res)

Land Size: 799 sqm approx



23 Bryson Gr TEMPLESTOWE LOWER 3107 (REI)

Agent Comments



Price: \$2,380,000

Method: Private Sale

Date: 27/11/2024

Property Type: House (Res)

Land Size: 707 sqm approx



21 Glenair St TEMPLESTOWE LOWER 3107 (REI)

Agent Comments



Price: \$2,950,000

Method: Auction Sale

Date: 19/10/2024

Property Type: House (Res)

Land Size: 766 sqm approx

Account - Barry Plant | P: 03 9842 8888



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